

BALTIMORE
OFFICE OF
PLANNING

75-278-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
James F. & Kathleen C.
I, or we, the undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 238.1 to permit setbacks of 15' and 30' from the front property line on a dual highway in lieu of the required 50'. Sec. 102.2 (238.2) to permit distances of 14' and 28' between buildings in lieu of the required 60'. Sec. 238.2 to permit a setback of 5' from the rear property line in lieu of the required 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

This property was obtained from Baltimore County through a Condemnation Case. It was an even exchange for a piece of property from us for a piece of property from the County. We would like to use this property for 6 double units as they are in much demand at this time. Our motel caters to the commercial traveler and we have mostly single units. We are losing business because we do not have the larger units to accommodate families.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: James F. Regeater
Address: 5733 Pulaski Hwy
Petitioner's Attorney: CHRISTLEEN MOTEL
Protestant's Attorney: 15th

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day

1975, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Maryland

County on the 9th day of June 1975, at 10:15 o'clock
Zoning Commissioner of Baltimore County

(over)

JAMES F. REGEATER
5733 Pulaski Highway and
Rossville Blvd.
15th

RE: PETITION FOR VARIANCE
SW/corner of Pulaski Highway and
Rossville Boulevard - 15th Election
District
James F. Regeater - Petitioner
NO. 75-278-A (Item No. 201)
BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for setback Variances from front and rear property lines and distance between buildings. The property is situated on the southwest corner of Pulaski Highway and Rossville Boulevard, contains one acre of land, more or less, and is improved with an existing 23 unit motel that includes living quarters for the owner-operator.

Testimony established that the subject property was involved in a condemnation case which culminated in a property exchange between the Petitioner and Baltimore County. The subsequent effect being that the Petitioner's property now has a very irregular shape, which does result in practical difficulty with regard to maintaining normal setbacks. The location of the property, at the intersection of Rossville Boulevard as presently constructed, with a very large turning radius and an expansive grass area between the existing curb and the new property line, provides an open appearance that will not be effected by the Petitioner's proposed six unit addition. For these reasons, the spirit and intent of the area regulations would not be violated, and the Petitioner's request should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12th day of June, 1975, that the herein requested variances to permit setbacks of 15 feet and 30 feet from the front property line on a dual highway in lieu of the required 50 feet; to permit distances of 14 feet and 28 feet between buildings in lieu of the required 60 feet; and to permit a setback of 5 feet from the rear property line in lieu of the required

URGENT RECEIVED FOR FILING
DATE June 9 1975
BY [Signature]

30 feet should be and the same are hereby GRANTED, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Deputy Zoning Commissioner of
Baltimore County

URGENT RECEIVED FOR FILING
DATE June 9 1975
BY [Signature]

- 2 -

RE: PETITION FOR VARIANCE
TO PERMIT SETBACKS OF 15
FEET AND 30 FEET FROM THE
FRONT PROPERTY LINE ON A
DUAL HIGHWAY INSTEAD OF
THE REQUIRED 50 FEET; AND TO
PERMIT DISTANCES OF 14 FEET
AND 28 FEET BETWEEN BUILDINGS
INSTEAD OF THE REQUIRED 60
FEET; AND TO PERMIT A SETBACK
OF 5 FEET FROM THE REAR
PROPERTY LINE INSTEAD OF THE
REQUIRED 30 FEET.
Southwest corner of Pulaski Highway
and Rossville Boulevard,
15th District.
JAMES F. REGEATER and
KATHLEEN C. REGEATER
BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 75-278-A, Item 201

ORDER TO ENTER APPEARANCE

Mr. Commissioner:
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.



[Signature]
John W. Hession, III
People's Counsel

[Signature]
Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY that a copy of the foregoing Order was mailed this 3rd day of June, 1975 to Mr. and Ms. James F. Regeater, c/o Christleen Motel 7833 Pulaski Highway, Baltimore, Maryland 21237, Legal Owners.

[Signature]
John W. Hession, III

I will not attend. JWH.

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. DIRECTOR
WM. T. MELZER DEPUTY TRAFFIC ENGINEER

June 4, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 201 - ZAC - May 6, 1975
Property Owner: James F. & Kathleen C. Regeater
Location: SW/C of Pulaski Hwy. & Rossville Blvd.
Existing Zoning: BR
Proposed Zoning: VARIANCES from Sec. 238.1 to permit setbacks of 15' & 30' from the front property line on a dual highway in lieu of the required 50', 102.2 (238.2) to permit distances of 14' & 28' between bldgs. in lieu of the required 60', 238.2 to permit a setback of 5' from the rear property line in lieu of the required 30'.
No. of Acres: 1
District: 15th

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested variances.

Very truly yours,
[Signature]
Michael S. Flanigan
Traffic Engineering Associate.

MSF/bca

Baltimore County, Maryland Department Of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Division of Engineering
ELLENWORTH N. DIVER, P.E., CHIEF

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #201 (1975-1975)
Property Owner: James F. & Kathleen C. Regeater
SW/cor. of Pulaski Hwy. & Rossville Blvd.
Existing Zoning: B.R.
Proposed Zoning: Variances from Sec. 238.1 to permit setbacks of 15' & 30' from the front property line on a dual highway in lieu of the required 50', 102.2 (238.2) to permit distances of 14' & 28' between buildings in lieu of the required 60', 238.2 to permit a setback of 5' from the rear property line in lieu of the required 30'.
No. of Acres: 1 District: 15th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Pulaski Highway (U.S. 40) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those Baltimore County.

Rossville Boulevard is a recently constructed County road, for which further highway improvements are not proposed in this vicinity.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #201 (1975-1975)
Property Owner: James F. & Kathleen C. Regeater
Page 2
June 12, 1975

Storm Drains: (Cont'd)

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, approximately 80% of this property comprising the existing motel complex, lies within the Stammers Run Flood Plain on the basis of a 100-year storm. The submitted plan must be revised to indicate the 100-year flood plain. Further information may be obtained from the Baltimore County Bureau of Engineering.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are serving the present motel complex.

Very truly yours,
[Signature]
ELLENWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END/ENR/ENR/SS

cc: Corwin Grice

1-W Reg. Sheet
15 WE 25 Pos. Sheet
WE 1 C Topo
90 Tax Map

Mr. & Mrs. James F. Regeater
Christleen Motel
5733 Pulaski Highway
Baltimore, Maryland 21237

RE: Petition for Variance
SW/corner of Pulaski Highway and
Rossville Boulevard - 15th Election
District
James F. Regeater - Petitioner
NO. 75-278-A (Item No. 201)

Dear Mr. & Mrs. Regeater:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

cc: [Signature]

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. — BALTIMORE, MD. 21237

March 28, 1975

Christlen Motel
8137 Pulaski Highway
Southwest corner of Pulaski Highway and Rossville Blvd.

Beginning for the same at the intersection of the south side of Pulaski Highway and the west side of Rossville Blvd., and thence running and binding on the south side of Pulaski Highway South 45 degrees 10 minutes West 105.24 feet, thence leaving Pulaski Highway for lines of division as follows: South 34 degrees 53 minutes East 250 feet, North 45 degrees 10 minutes East 150 feet, North 34 degrees 53 minutes West 100 feet and North 46 degrees 33 minutes 30 seconds East 116 feet to the west side of Rossville Blvd., and thence running and binding on the west side of Rossville Blvd. as follows: North 45 degrees 00 minutes West 18.84 feet and South 89 degrees 35 minutes West 188.10 feet to the place of beginning.

Containing 1 acre of land more or less.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 28, 1975

Mr. James F. Regester
Christlen Motel
8733 Pulaski Highway
Baltimore, Maryland 21237

RE: Petition for Variance
Item 201
James F. & Kathleen C.
Regester - Petitioners

Dear Mr. Regester:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located at the southwest corner of Pulaski Highway and Rossville Blvd., and is currently improved with a motel containing 23 rental units and living quarters for the owner/operator. The petitioner is requesting yard and building separation Variances in order that six additional units may be constructed in a separate building at the northeastern corner of the site, and also that an addition to the existing living quarters may be built.

Properties in the immediate environs of this site are commercially and industrially developed.

The petitioner proposes no change in the existing motel operation, including the entrance on Pulaski Highway.

Mr. James F. Regester
Re: Item 201
May 28, 1975
Page 2

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Franklin T. Rogans, Jr.
FRANKLIN T. ROGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Frank S. Lee, Land Surveyor
1277 Neighbors Avenue
Baltimore, Md. 21237

Mr. James F. Regester
Christlen Motel
8733 Pulaski Highway
Baltimore, Md. BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
21237

Item 201

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 6th day of May 1975

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: James F. & Kathleen C. Regester

Petitioner's Attorney Reviewed by *Franklin T. Rogans, Jr.*
cc: Frank S. Lee, Land Surveyor
1277 Neighbors Avenue
Baltimore, Md. 21237

Chairman,
Zoning Advisory
Committee

Maryland Department of Transportation

State Highway Administration

May 19, 1975

Harry R. Hughes
Secretary
Richard M. Evans
Commissioner

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. Franklin Rogans

Z.A.C. Meeting 5/5/75
Re: Item 201
Owner: James F. & Kathleen C. Regester -
Location: SW/C of Pulaski Highway (Route 40) S. Rossville Blvd. - Existing Zoning: R
Proposed Zoning: Variances from Sec. 238.1 to permit setbacks of 15' & 30' from the front property line on a dual highway in lieu of the required 50', 238.2 to permit a setback of 5' from the rear property line in lieu of the required 30', No. of Acres: 1
District: 15th

Dear Sir:

The existing entrance into the subject site from Pulaski Highway is acceptable to the State Highway Administration.

The 1974 average daily traffic count for this section of Pulaski Highway is ... 43,000 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CLJ:JH:MA

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

833-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: James F. & Kathleen C. Regester

Location: S.W.C. of Pulaski Hwy. & Rossville Blvd.

Item No. 201 Zoning Agenda May 6, 1975

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy. (not shown Section 101)
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *H. J. Deitz* Noted and Approved: _____
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

WILLIAM D. FROMM
DIRECTORS. ERIC DINENNA
ZONING COMMISSIONER

May 9, 1975

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #201, Zoning Advisory Committee Meeting, May 6, 1975, are as follows:

Property Owner: James F. & Kathleen C. Regester
Location: SW/c of Pulaski Highway and Rossville Blvd.
Existing Zoning: R.R.
Proposed Zoning: Variances from Sec. 238.1 to permit setbacks of 15' and 30' from the front property line on a dual highway in lieu of the required 50', 102.2(238.2) to permit distances of 14' and 28' between buildings in lieu of the required 60', 238.2 to permit a setback of 5' from the rear property line in lieu of the required 30', No. of Acres: 1
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA 1000 SQ. PLANNING 464331 ZONING 464331

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



DONALD J. ROOP, M.D., M.P.H.
SUPERVISOR, WHO SUPPLY HEALTH SERVICE

May 9, 1975

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #201, Zoning Advisory Committee Meeting, May 6, 1975, are as follows:

Property Owner: James F. & Kathleen C. Regester
Location: SW/C of Pulaski Hwy. & Rossville Blvd.
Existing Zoning: BR
Proposed Zoning: VARIANCES from Sec. 238.1 to permit setbacks of 15' & 30' from the front property line on a dual highway in lieu of the required 50', 102.2(238.2) to permit distances of 14' & 28' between bldgs. in lieu of the required 60', 238.2 to permit a setback of 5' from the rear property line in lieu of the required 30'.

No. of Acres: 1
District: 15th

Metropolitan water and sewer are available to this site.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/nap

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#75-271-A

District: 15th Date of Posting: 5-22-75
Posted for: James F. & Kathleen C. Regester
Petitioner: James F. & Kathleen C. Regester
Location of property: SW/C of Pulaski Highway & Rossville Blvd.
Location of Signs: 1 Sign on both sides of Pulaski Highway & Rossville Blvd. at Dist. of Essey, Dist. 15th
Remarks: _____
Posted by: Mal H. Hae Date of return: 5-22-75

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 18 day of Apr 1975. Item # _____.

S. Eric DiNenna,
Zoning Commissioner

Petitioner Regester Submitted by Mr. Regester
Petitioner's Attorney _____ Reviewed by ABC

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: May 2, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: May 6, 1975

Re: Item 201
Property Owner: James F. & Kathleen C. Regester
Location: SW/C of Pulaski Hwy. & Rossville Blvd.
Present Zoning: B.R.
Proposed Zoning: Variances from Section 238.1 to permit setbacks of 15' & 30' from the front property line on a dual highway in lieu of the required 50', 102.2(238.2) to permit distances of 14' & 28' between bldgs. in lieu of the required 60', 238.2 to permit a setback of 5' from the rear property line in lieu of the required 30'.

District: 15th
No. Acres: 1

Dear Mr. DiNenna: No hearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

H. EMILIE PARKS, President
CHERYL E. NEWMAN, Vice President
MRS. ROBERT L. BERRY

MARCUS M. HOUTLAND
JOSEPH W. HENDERSON
ALVIN LORCH

Y. EDWARD WILLIAMS, JR.
RICHARD W. TRACY, V.P.D.
MRS. RICHARD W. WILSON

JOSHUA A. WHEELER, Superintendent

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>N.B.C.</u>										
Revised Plans: Change in outline or description										
Previous case:										
Map #										

PETITION FOR VARIANCE

15th DISTRICT

ZONING: Petition for Variance for Front and Rear Yards, and Distance between buildings.

LOCATION: Southwest corner of Pulaski Highway and Rossville Boulevard.

DATE & TIME: MONDAY, JUNE 9, 1975 at 10:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance from the Zoning Regulations of Baltimore County to permit setbacks of 15 feet and 30 feet from the front property line on a dual highway instead of the required 50 feet; and to permit setbacks of 14 feet and 28 feet between buildings instead of the required 60 feet; and to permit a setback of 5 feet from the rear property line instead of the required 30 feet.

The Zoning Regulation to be excepted is as follows:

Section 238.1, Front Yards - 30 feet.

Section 102.2 (238.2), Side and Rear Yards - 30 feet.

All that parcel of land in the Fifteenth District of Baltimore County.

Beginning for the same at the intersection of the south side of Pulaski Highway and the west side of Rossville Blvd., and thence running and bounding on the south side of Pulaski Highway South 45 degrees 34 minutes East 150 feet, North 45 degrees 10 minutes East 150 feet, North 45 degrees 53 minutes West 100 feet and North 45 degrees 33 minutes 30 seconds East 116 feet to the west side of Rossville Blvd., and thence running and bounding on the west side of Rossville Blvd. as follows: North 46 degrees 40 minutes West 1884 feet and South 89 degrees 35 minutes West 168.18 feet to the place of beginning. Containing 1 acre of land more or less.

Being the property of James F. Regester and Kathleen C. Regester, as shown on plan filed with the Zoning Department.

Hearing Date: Monday, June 9, 1975 at 10:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

ROSEDALE, MD., May 23, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., one time before the 9th day of June 1975, the publication appearing on the 22nd day of May 1975.

THE OBSERVER,

Advertising Mgr.

Cost of Advertisement, \$24.88

PETITION FOR A VARIANCE

15th DISTRICT

ZONING: Petition for Variance for Front and Rear Yards, and Distance between buildings.

LOCATION: Southwest corner of Pulaski Highway and Rossville Boulevard.

DATE & TIME: Monday, June 9, 1975 at 10:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance from the Zoning Regulations of Baltimore County to permit setbacks of 15 feet and 30 feet from the front property line on a dual highway instead of the required 50 feet; and to permit setbacks of 14 feet and 28 feet between buildings instead of the required 60 feet; and to permit a setback of 5 feet from the rear property line instead of the required 30 feet.

The Zoning Regulation to be excepted is as follows:

Section 238.1, Front Yards - 30 feet.

Section 102.2 (238.2), Side and Rear Yards - 30 feet.

All that parcel of land in the Fifteenth District of Baltimore County.

Beginning for the same at the intersection of the south side of Pulaski Highway and the west side of Rossville Blvd., and thence running and bounding on the south side of Pulaski Highway South 45 degrees 34 minutes East 150 feet, North 45 degrees 10 minutes East 150 feet, North 45 degrees 53 minutes West 100 feet and North 45 degrees 33 minutes 30 seconds East 116 feet to the west side of Rossville Blvd., and thence running and bounding on the west side of Rossville Blvd. as follows: North 46 degrees 40 minutes West 1884 feet and South 89 degrees 35 minutes West 168.18 feet to the place of beginning. Containing 1 acre of land more or less.

Being the property of James F. Regester and Kathleen C. Regester, as shown on plan filed with the Zoning Department.

Hearing Date: Monday, June 9, 1975 at 10:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 22, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., one time before the 9th day of June 1975, the first publication appearing on the 22nd day of May 1975.

THE JEFFERSONIAN,

Manager

Cost of Advertisement, \$



BALTIMORE COUNTY, MARYLAND No. 20212
FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 18, 1975 ACCOUNT 91-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Variance: James F. & Kathleen C. Regester
Christien Motel
8733 Pulaski Hwy.
Baltimore, Md. 21237

BALTIMORE COUNTY, MARYLAND No. 21699
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE June 14, 1975 ACCOUNT 01-662

AMOUNT \$64.88

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Christien Motel
8733 Pulaski Highway
Baltimore, Md. 21237
Advertising and posting of property - #75-275-A

PULASKI

HWY

LOCATION MAP
SCALE: 1" = 100'

EXISTING MOTEL
M.L.

ROSSVILLE
BLVD.

EX. USE - MOTEL
PROP. USE - SAME
EX. ZONING - B-2, C-1
PROP. ZONING - SAME - WITH 5 VARIANCES
No. 1 - A 30' SETBACK INSTEAD OF THE REG. 50'
No. 2 - A 15'
No. 3 - A 25' DISTANCE BETWEEN BUILDINGS INSTEAD OF THE REG. 40'
No. 4 - A 14'
No. 5 - A 5' SETBACK INSTEAD OF THE 20' + 30'

AREA OF LOT - 140

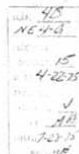
PARKING DATA

Nr. of EX. UNITS - 23 (1 UNIT = 23 SPACES) = 23 SPACES
LIVING QUARTERS = 1 SPACE
Nr. of PROPOSED UNITS = 30 SPACES
TOTAL NO. OF EX. SPACES = 23 SPACES
TOTAL NO. OF SPACES PROVIDED = 30 SPACES

PROPOSED BUILDINGS FOR

CHRISTLEN MOTEL

15TH DISTRICT BALTIMORE COUNTY MARYLAND
SCALE - 1" = 20' DATE: 3-10-75



FRANK B. LEE
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21227

AUG 12 1975

